



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/6004

Our File Reference Number: Farm 1646/11, Paarl

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [REDACTED]

Dear Mr van Jaarsveld

APPEAL LODGED IN TERMS OF SECTION 79(2) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW: APPLICATION FOR CONSENT USE : PORTION 11 OF FARM NO. 1646, PAARL DIVISION

1. This Municipality's decision letter dated 10 January 2023, refers. The appeal process has now been concluded.
2. The Appeal Authority resolved on 12 July 2024 that the appeal submitted against the approval of the Authorised Decision Maker dated 15 December 2022, in respect of the application on Portion 11 of Farm No. 1646, Paarl, **BE DISMISSED** and that the subject decision **BE CONFIRMED** in terms of Section 81(7)(b) of the Stellenbosch Municipal Land Use Planning By-law, as follows:
 - 2.1 That the application for Consent Use for a Tourist Accommodation Establishment in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law in order to use four (4) existing workers cottages for guest accommodation purposes on Portion 11 of Farm No. 1646, Paarl Division,

BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.

3. The approval is subject to the following conditions:

- 3.1 The approval only applies to the application under consideration as indicated on the Site Development Plan drawing no: 17-008, 16-131, 17-08-GC4 & 17-08GC2, dated: 2017/03/17 drawn by: Red Atlantic architecture attached as Annexure D and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
- 3.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- 3.3 The development must be undertaken generally in accordance with the site development plan drawing no: 17-008, 16-131, 17-08-GC4 & 17-08GC2, dated: 2017/03/17 drawn by: Red Atlantic architecture attached as **Annexure D**.
- 3.4 The conditions of approval as imposed by the Directorate Infrastructure Services, in their memorandum dated 18 October 2018, be complied with, as attached as **Annexure C**.
- 3.5 Building plans must be submitted for approval and that the relevant occupancy certificates be issued prior to the vesting of this approval.

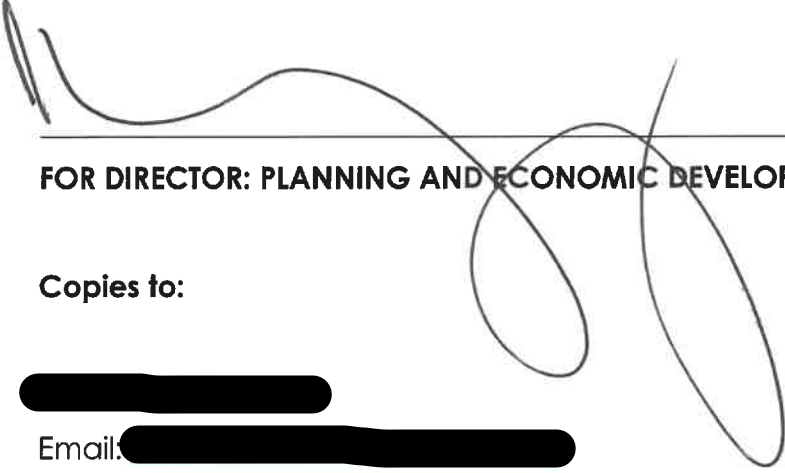
4. The reasons for the approval are as follow:

- 4.1 The proposal will have no direct impact on the surrounding properties due to the scale of the accommodation establishment and the location of the buildings being used.

4.2 The proposal promotes sensitive agri-tourism in the rural area without threatening the agricultural potential of the property as it makes use of existing buildings that are repurposed for tourist accommodation purposes.

5. Accordingly, the decision detailed in this letter may be implemented, subject to compliance with the conditions of approval.

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

Copies to:

[Redacted]

Email: [Redacted]

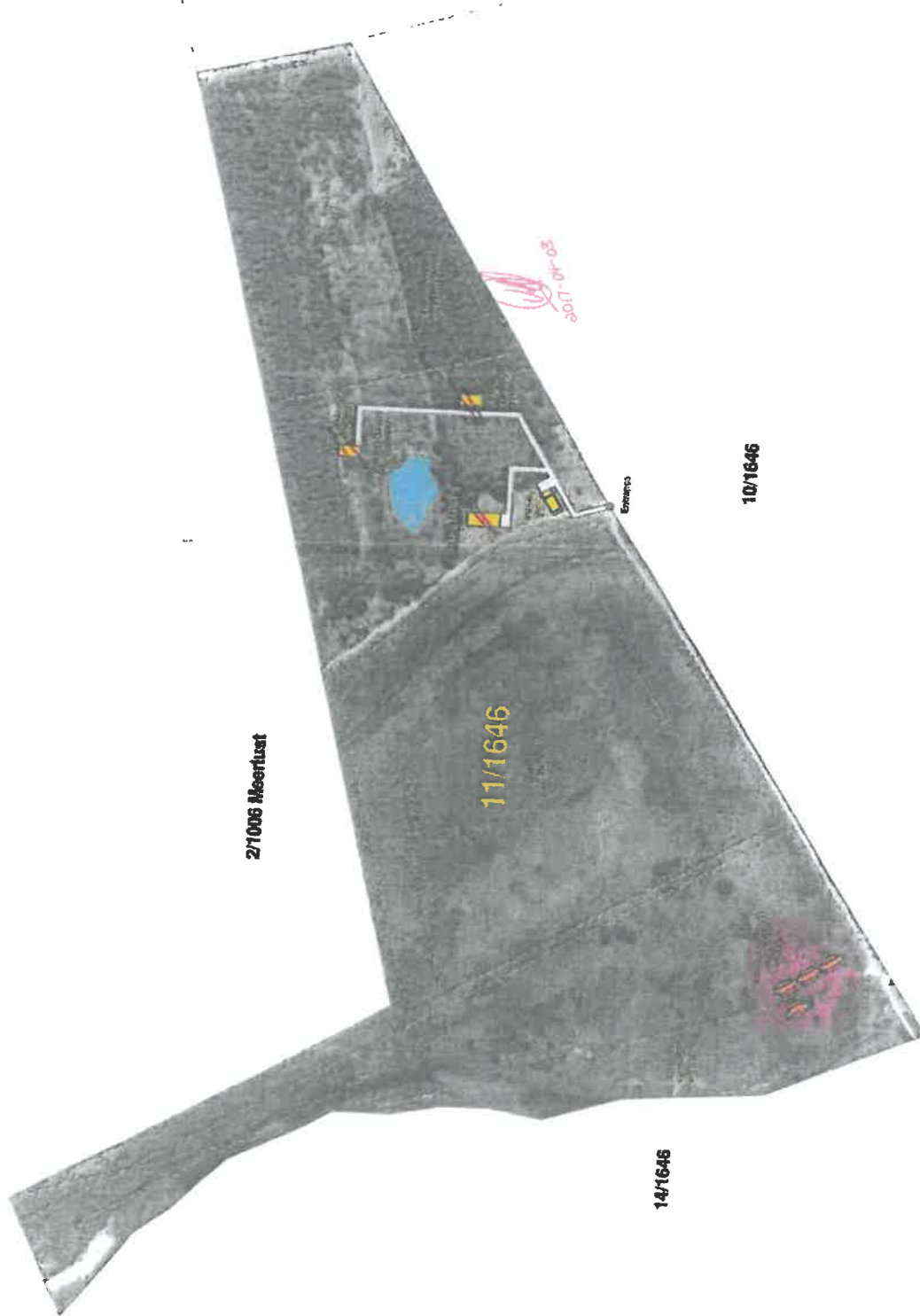
26/8/2024.
DATE



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ANNEXURE D



12/1846

11/1646

14/1648

10/1646

747-220-0000

General Paper Level Proficiency Level:	400-500 500-600 600-700	800-900 900-1000 1000-1100	1100-1200 1200-1300 1300-1400
Site Area:	400-500 sq 500-600 sq 600-700 sq	700-800 sq 800-900 sq 900-1000 sq	1000-1100 sq 1100-1200 sq 1200-1300 sq
<ul style="list-style-type: none"> • Religion • Language (All languages except English) • Other 	<ul style="list-style-type: none"> • Arts • Music • Visual Arts • Performing Arts • Additional Reading • Additional Activities • Activities in Group • Other 	<ul style="list-style-type: none"> • Arts • Music • Visual Arts • Performing Arts • Additional Reading • Additional Activities • Activities in Group • Other 	<ul style="list-style-type: none"> • Arts • Music • Visual Arts • Performing Arts • Additional Reading • Additional Activities • Activities in Group • Other

M&M'S® CHOCOLATE M&M'S® CANDY - Part 2
Occupancy - 160 - Dining Room.
Popcorn - 2 persons per section.

RED ATLANTIC

References

STANDARD INFORMATION

Portion 1/6 of Farm 1448, FRANKENBACH
(accident to firm from 1945 towards Prantzhofen town)
Product described:

Project description	Existing structures upgraded and Public Structures proposed
Access to site from Mill towards Peachbrook Elementary	

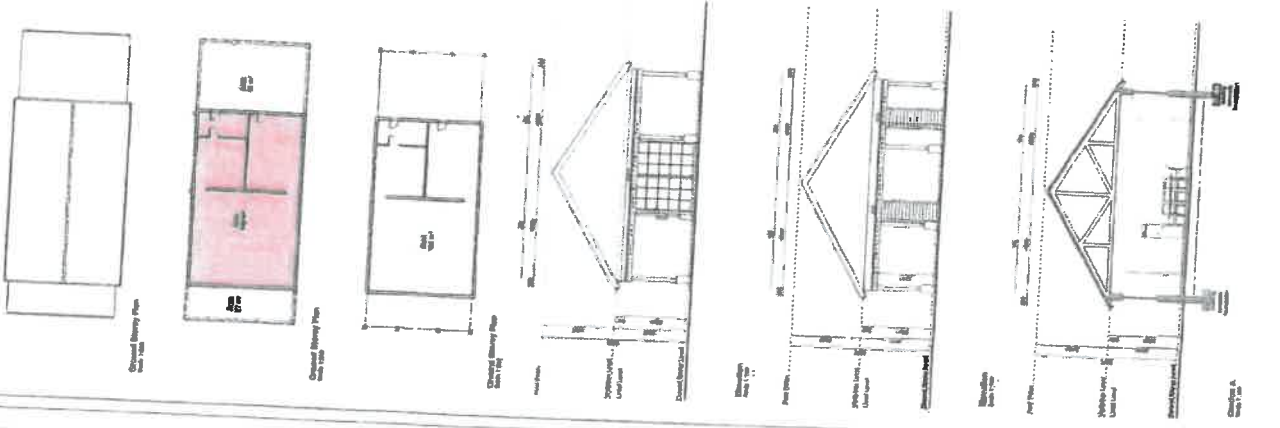
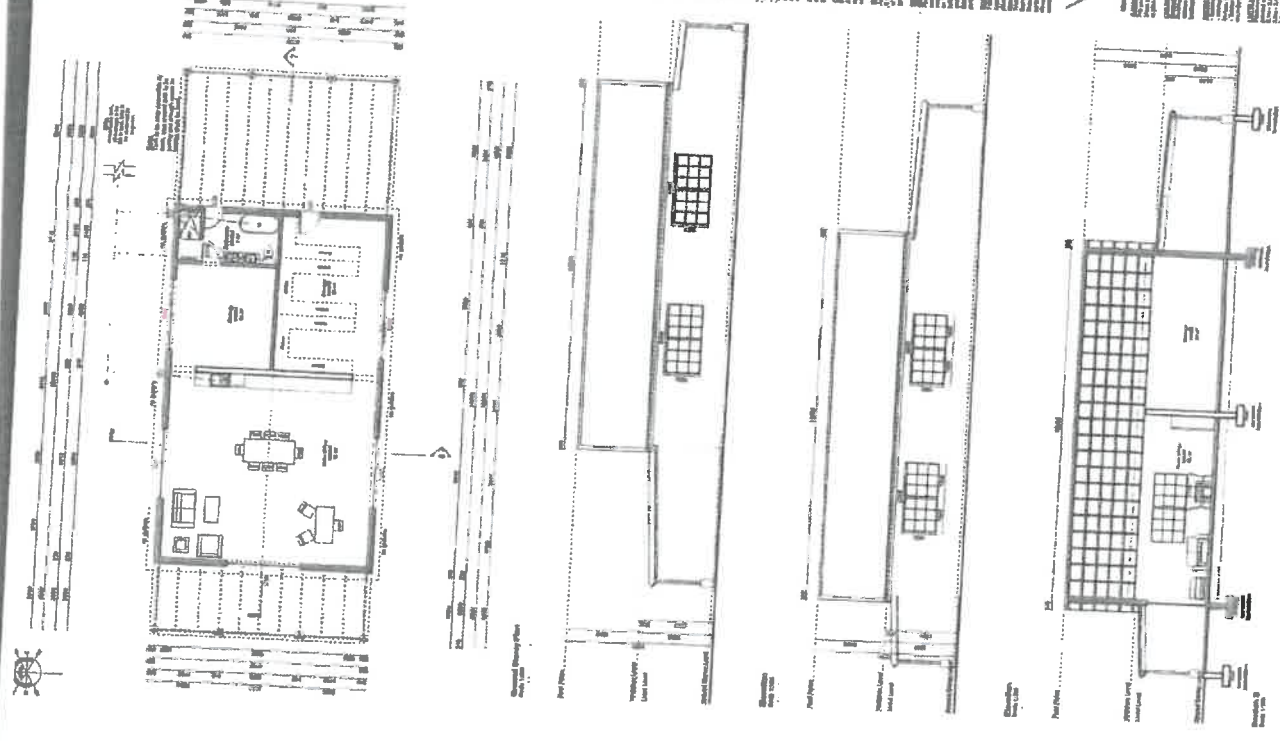
 Short description |

Site Development Plan

Project number	Sheet number	Project status	Language
1	1	Completed	English
2	2	In progress	French
3	3	Not started	German
4	4	Completed	Spanish
5	5	In progress	Italian
6	6	Not started	Portuguese
7	7	Completed	Russian
8	8	In progress	Japanese
9	9	Not started	Chinese
10	10	Completed	Hindi
11	11	In progress	Arabic
12	12	Not started	Hebrew
13	13	Completed	Yiddish
14	14	In progress	Polish
15	15	Not started	Czech
16	16	Completed	Slovak
17	17	In progress	Slovenian
18	18	Not started	Croatian
19	19	Completed	Serbian
20	20	In progress	Bosnian
21	21	Not started	Montenegrin
22	22	Completed	Macedonian
23	23	In progress	Bulgarian
24	24	Not started	Romanian
25	25	Completed	Greek
26	26	In progress	Turkish
27	27	Not started	Ukrainian
28	28	Completed	Belarusian
29	29	In progress	Latvian
30	30	Not started	Lithuanian
31	31	Completed	Estonian
32	32	In progress	Finnish
33	33	Not started	Swedish
34	34	Completed	Norwegian
35	35	In progress	Danish
36	36	Not started	Icelandic
37	37	Completed	Faroese
38	38	In progress	Irish Gaelic
39	39	Not started	Welsh
40	40	Completed	Scottish Gaelic
41	41	In progress	Manx
42	42	Not started	Breton
43	43	Completed	Catalan
44	44	In progress	Basque
45	45	Not started	Provençal
46	46	Completed	Occitan
47	47	In progress	Ligurian
48	48	Not started	Emilian
49	49	Completed	Romagnol
50	50	In progress	Marche
51	51	Not started	Umbrian
52	52	Completed	Abruzzese
53	53	In progress	Molise
54	54	Not started	Pugliese
55	55	Completed	Calabrian
56	56	In progress	Sicilian
57	57	Not started	Sardinian
58	58	Completed	Corsican
59	59	In progress	Provençal
60	60	Not started	Occitan
61	61	Completed	Ligurian
62	62	In progress	Emilian
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64	64	Completed	Marche
65	65	In progress	Umbrian
66	66	Not started	Abruzzese
67	67	Completed	Molise
68	68	In progress	Pugliese
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70	70	Completed	Sicilian
71	71	In progress	Sardinian
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80	80	In progress	Abruzzese
81	81	Not started	Molise
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96	96	Not started	Pugliese
97	97	Completed	Calabrian
98	98	In progress	Sicilian
99	99	Not started	Sardinian
100	100	Completed	Corsican

Project Data	Designed by	Drawn by
01-03-04		
Issue Data	Scale	

Page Size	A1
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Architectural drawings and specifications for a building. The drawings include a floor plan, elevations, and sections. The specifications describe the materials and construction details for the building. The drawings are labeled with dimensions and notes.

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RED ATLANTIC ARCHITECTURE

Project location: 14000 Ave. 14000, FRANCHESQUE (Access to the road from the parking lot)

Project description: Building extension and renovation of the existing building.

Project number: 14000-14000

Project status: In progress

Project date: 2023-01-01

Project by: [Signature]

Project for: [Signature]

Project site: [Signature]

Project location: 14000 Ave. 14000, FRANCHESQUE (Access to the road from the parking lot)

Project description: Building extension and renovation of the existing building.

Project number: 14000-14000

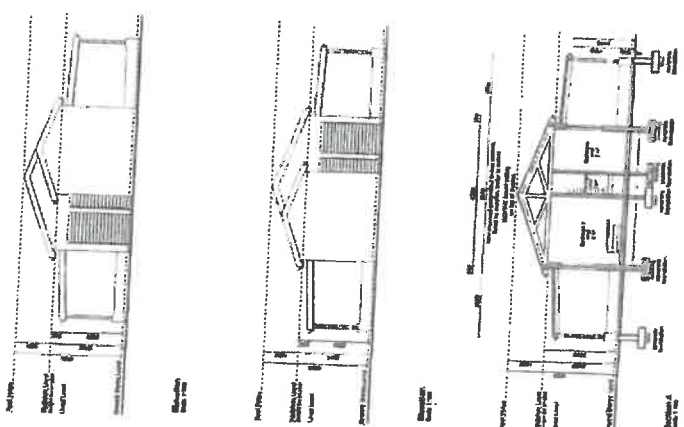
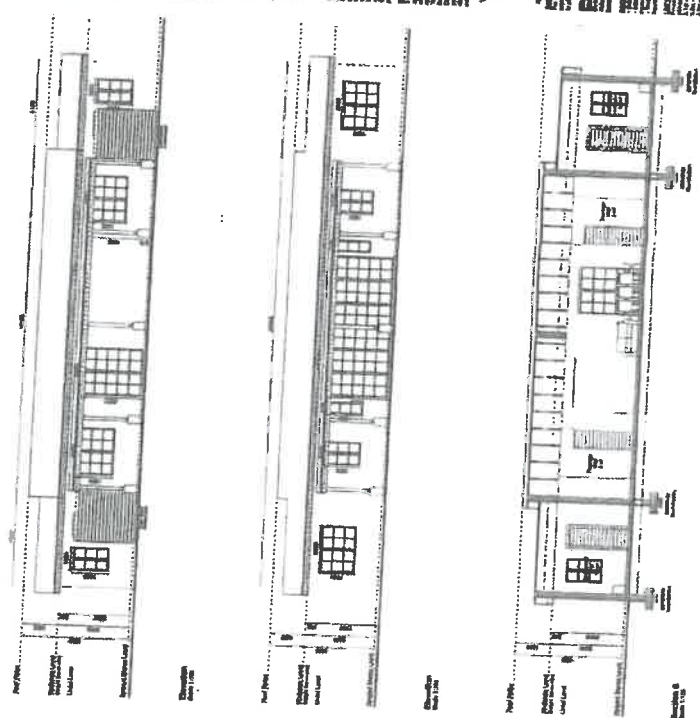
Project status: In progress

Project date: 2023-01-01

Project by: [Signature]

Project for: [Signature]

Project site: [Signature]

[illegible][illegible]

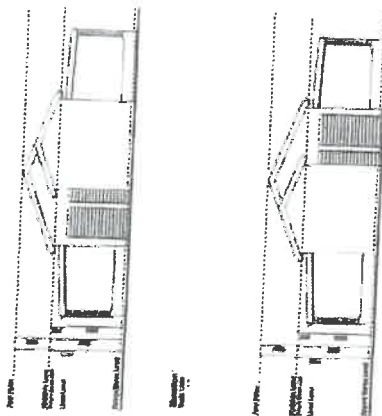
Project description	Project number	Project name
Position 11 of 118 (Page 118) WINDSHIELD complete to terms from (see field number WINDSHIELD)	Sheet number	Project status
Project description	Developed by	Drawn by
Building Structure Legend/ see 118 (bottom) College	Scale	Page Size
self description: floor plan, floor plan, area plans, sections, elevations and description notes	Date (month/year)	Date (month/year)



Side Elevation

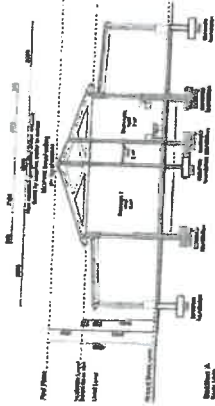
Floor Plan

Side Elevation

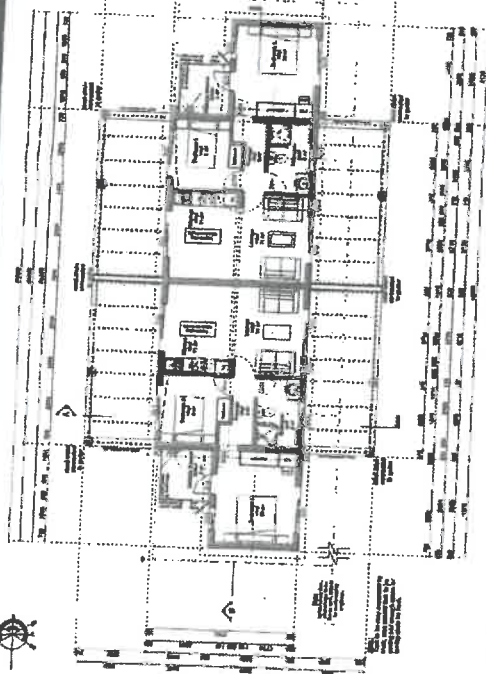


Side Elevation

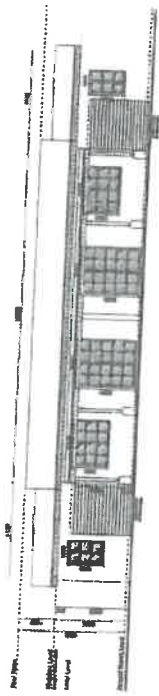
Floor Plan



Side Elevation



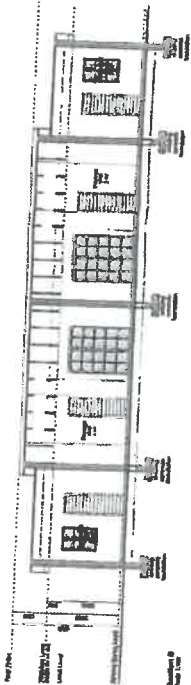
Floor Plan



Side Elevation



Side Elevation



Side Elevation

1. The building is a two-story structure with a total area of 10,000 sq. ft. The ground floor is used for retail space and the second floor is used for office space. The building is located on a corner lot and is adjacent to a major thoroughfare. The building is designed to be a modern, functional structure that meets the needs of the community. The building is designed to be a modern, functional structure that meets the needs of the community. The building is designed to be a modern, functional structure that meets the needs of the community.

2. The building is a two-story structure with a total area of 10,000 sq. ft. The ground floor is used for retail space and the second floor is used for office space. The building is located on a corner lot and is adjacent to a major thoroughfare. The building is designed to be a modern, functional structure that meets the needs of the community. The building is designed to be a modern, functional structure that meets the needs of the community. The building is designed to be a modern, functional structure that meets the needs of the community.

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Owner: [Name]	Architect: [Name]
Engineer: [Name]	Contractor: [Name]
Address: [Address]	City: [City]
State: [State]	Zip: [Zip]
Phone: [Phone]	Fax: [Fax]
E-mail: [E-mail]	Web: [Web]



Project Name: [Name]	Project Number: [Number]
Project Location: [Location]	Project Date: [Date]
Project Status: [Status]	Project Budget: [Budget]
Project Manager: [Name]	Project Engineer: [Name]
Project Architect: [Name]	Project Contractor: [Name]
Project Designer: [Name]	Project Draftsman: [Name]
Project Checker: [Name]	Project Approver: [Name]
Project Reviewer: [Name]	Project Signer: [Name]
Project Date: [Date]	Project Scale: [Scale]
Project Sheet: [Sheet]	Project Page: [Page]



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ANNEXURE C



STELLENBOSCH MUNICIPALITY
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MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag A Hourdouin
From ▫ Van: Mr. William Smith
Date ▫ Datum: 18 October 2018, Revision 1
Our Ref ▫ Ons Verw: LU 6103
Re ▫ Insake: Farm 11/1646, Stellenbosch - Driekoppen: Consent use to use existing cottages for guest purposes on a portion 11 of Farm 1646.



The application is in reference to:

(1) Section 15 (2) (o) of the Stellenbosch Land Use Planning Bylaw of 2015 for the **consent use to use existing cottages** for guest purposes on a portion 11 of Farm 1646.

Comments from the Directorate Engineering Services i.e Roads + Stormwater, Water Services, Traffic Engineering and Development Services will be reflected in this memo and is to be regarded as development conditions to be reflected in the land-use approval.

The application is **recommended for approval** subject to the following conditions.

1. Water Supply

- 1.1 The potable water has to be stored and distributed on the farm in such a way that it complies with the SANS 241 Drinking Water Quality Standards

FILE NR:	
SCAN NR:	F 1646/11B.
LABORATORY NR:	625278

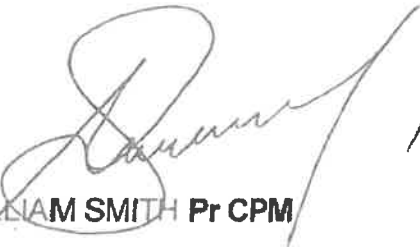
2. Waste Water and Sewage

- 2.1 Dispose of waste water and sewage in such a manner that it does not contaminate ground or stormwater.
- 2.2 Owner to enter into a contract with the Municipality to empty conservancy tank.

- 2.3 The effluent from the installed sewage treatment plant to conform to the General Standards as defined in the Water Act
- 2.4 The owner has to dispose of the waste water and sewage in such a manner that it does not pollute any surface water, ground water or stormwater.

3. Solid Waste

- 3.1 The solid waste generated on the site has to be removed to a legal solid waste disposal site in accordance with the requirements of section 20 of the Environmental Conservation Act (Act 73 of 1989).



WILLIAM SMITH Pr CPM

18/10/2018

PROJECTS MANAGER: DEVELOPMENT SERVICES AND PROJECT MANAGEMENT

 **TYRONE KING Pr TECH ENG**

MANAGER: DEVELOPMENT